



## HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: \_\_\_\_\_

PDS Activity Number: \_\_\_\_\_

HPZ Case Number: \_\_\_\_\_

Property Development Name: Fort Lowell Musuem

Property Address: 2900 E. Fort Lowell Rd. - Tucson, AZ 85712

Pima County Assessor Parcel Number(s): 11009006L

HPZ:       Armory Park     Barrio Historico     El Presidio     Fort Lowell     West University

Applicant Name: Corky Poster       Owner     Architect/Designer     Other

Applicant Address: 317 N. Court Ave.

City/State/Zip: Tucson, AZ 85701

Phone: 520-861-3620      Email: cposter@pmm.design

Property Owner Name: City of Tucson Real Estate Division

Property Owner Phone: 520-349-1393 - Attention : Art Villegas

Property Owner Email: Art.Villegas@tucsonaz.gov

Description of Use (if Resident Artisan): \_\_\_\_\_

Signature of Owner: 

Signature of Applicant (if not owner): \_\_\_\_\_

**PROPOSED NEW CONSTRUCTION or ALTERATION**

Removal of failing raw adobe veneer and replacement with stabilized adobe and new embedded structural attachments. Replacement of joist, ledger and wood decking on existing porch.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.



## Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Activity No. \_\_\_\_\_ Site Address: \_\_\_\_\_

HPZ:  Armory Park     Barrio Historico     El Presidio     Fort Lowell     West University

Historic Status:  Contributing     Non-Contributing     Vacant

Applicant Name: \_\_\_\_\_  Owner     Architect/Designer     Other:

Owner (if different): \_\_\_\_\_

Brief Description of Proposed Work: \_\_\_\_\_

Type of Review:  Full     Minor     Rio Nuevo Area     Infill Incentive District

Development Zone:  Interior Lot     Corner Lot     Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission?  Yes     No

HZAB Review Date(s): \_\_\_\_\_

PRS Review Date(s): \_\_\_\_\_

Minor/Full	Required Materials
<input type="checkbox"/>	Fee
<input type="checkbox"/>	Completed and signed Historic Design Review Application form
<input type="checkbox"/>	City of Tucson Permit Application
<input type="checkbox"/>	Final UDC Compliance Review Zoning comments as issued by PDSD staff
<input type="checkbox"/>	Description and photographs* of type, color and texture of proposed materials
<input type="checkbox"/>	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
<input type="checkbox"/>	Dated site plan and elevations at 11" x 17"
<input type="checkbox"/>	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
<input type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input type="checkbox"/>	Photographs* of the project site and surrounding area
<input type="checkbox"/>	Photographs* of building elevations (north, south, east, west) <input type="checkbox"/> Not applicable

*Incomplete or illegible applications will not be accepted.*

**Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>**



**DATE:** April 11, 2022

**TO:** Jodie Brown, City of Tucson Historic Preservation Officer  
Michael Taku, City of Tucson, Lead Planner, TPCHC Coordinator

**FROM:** Corky Poster, Architect/Planner

**RE:** Statement of proposed rehab scope of work, 2900 N Craycroft Rd.  
As per UDC 5.8.9. 2. Fort Lowell HPZ Historic Review process.

PMM has been contracted by the City of Tucson to provide the architectural services for the Exterior Preservation of the Fort Lowell Museum and Kitchen. The building will remain as operational facilities on the Fort Lowell Park campus and likely be managed by the El Presidio Trust. The scope of work to be provided will include reconstruction of the failing adobe veneer, new structural joist, and ledger of the surrounding porch. Repairs will be made to some window frames. Electrical service improvements will be made.

The Fort Lowell Museum and Kitchen are within the Fort Lowell Historic District. The Museum and Kitchen were reconstructed in 1963 as replicates of the Commanding Officer's quarters. The buildings were inaccurately placed approximately seventeen feet to the north the historic alignment of Cottonwood lane. The buildings are concrete masonry units with a raw un-plastered adobe veneer. A substantial portion of that veneer collapsed in the rainy summer of 2021.

The exterior of the structures will be stripped of all raw adobe. Most of the existing adobe is badly water damaged. The south adobe veneer of the kitchen has delaminated and collapsed. The new veneer will be Portland-cement-stabilized adobe brick with mechanical attachments to the CMU structure behind.

The existing roof and joist of the porch will be removed and replaced with a new ledger, larger joist, and new decking to match. The existing post and beams will remain.

In all cases the new work will match the existing.



1 STABILIZED CEMENT ADOBE - EXAMPLE



2 STABILIZED CEMENT ADOBE - EXAMPLE



3 STABILIZED CEMENT ADOBE - EXAMPLE

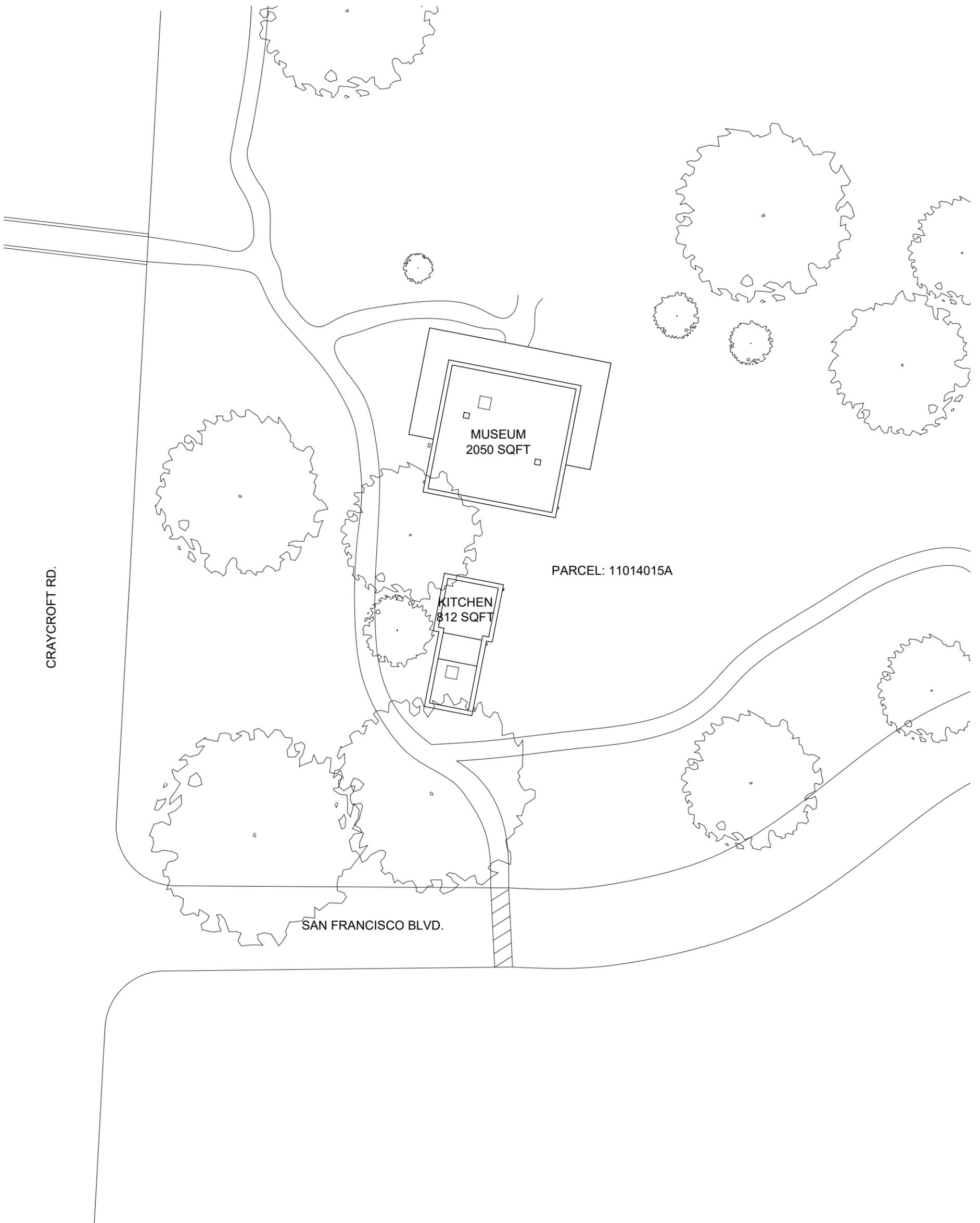
# HPZ0.0 MATERIALS

© DATE: 3.31.22  
PROJECT NO: A-1656

## FORT LOWELL HISTORY MUSEUM MUSEUM REHABILITATION

2900 N CRAYCROFT RD.  
TUCSON, ARIZONA 85712





**1** FORT LOWELL MUSEUM SITE PLAN  
SCALE: 1" = 1/32"

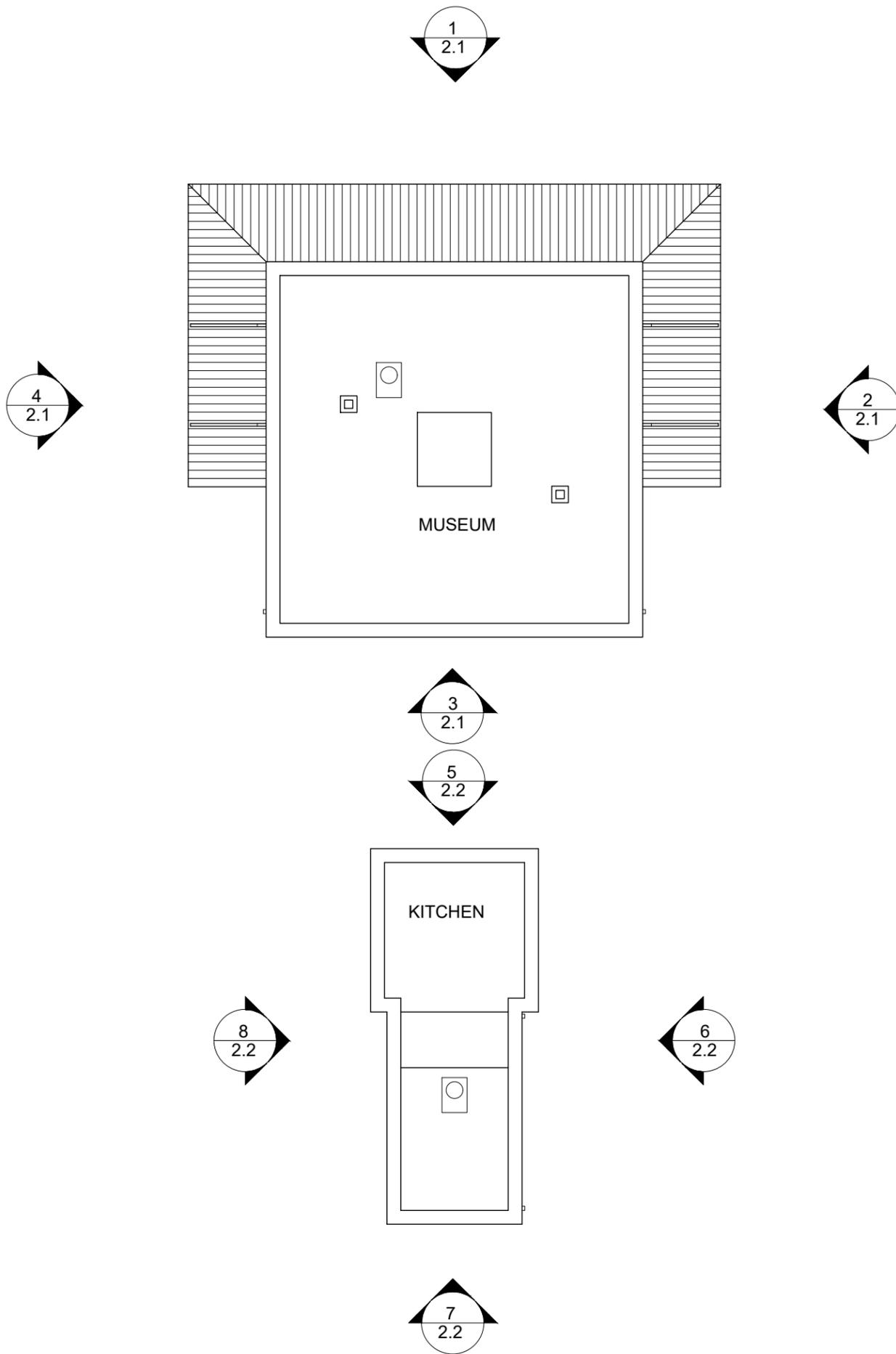
**HPZ1.0**  
SITE  
PLAN

© DATE: 3.31.22  
PROJECT NO: A-1656

# FORT LOWELL HISTORY MUSEUM MUSEUM REHABILITATION

2900 N CRAYCROFT RD.  
TUCSON, ARIZONA 85712





**1** FORT LOWELL MUSEUM SITE PLAN  
SCALE: 1" = 1/16"

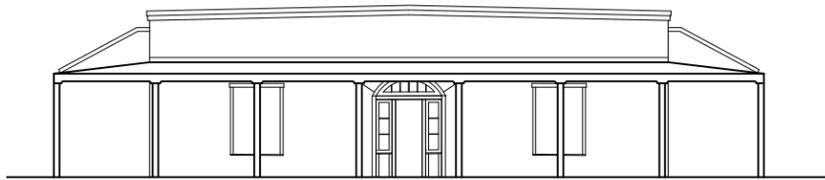
**HPZ1.0**  
SITE  
PLAN

© DATE: 3.31.22  
PROJECT NO: A-1656

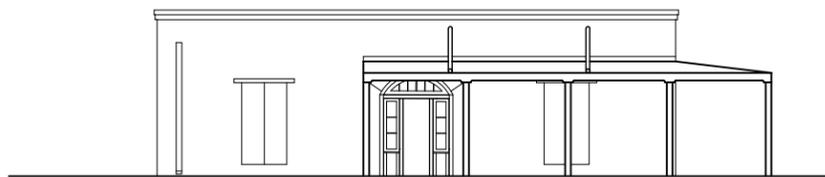
# FORT LOWELL HISTORY MUSEUM MUSEUM REHABILITATION

2900 N CRAYCROFT RD.  
TUCSON, ARIZONA 85712





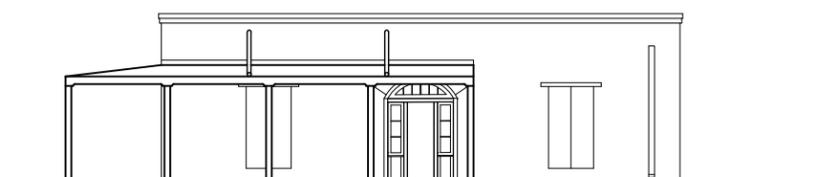
**1** NORTH MUSEUM ELEVATION  
SCALE : 1" = 1/16"



**2** EAST MUSEUM ELEVATION  
SCALE : 1" = 1/16"



**3** SOUTH MUSEUM ELEVATION  
SCALE : 1" = 1/16"



**4** WEST MUSEUM ELEVATION  
SCALE : 1" = 1/16"

**HPZ2.1**  
MUSEUM  
ELEVATION

© DATE: 3.31.22  
PROJECT NO: A-1656

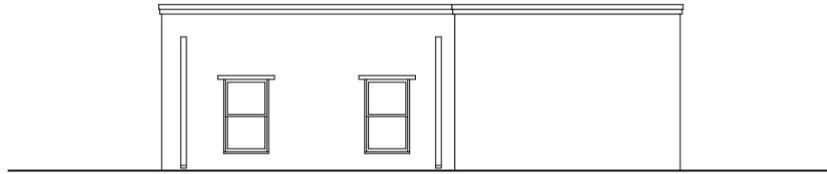
**FORT LOWELL HISTORY MUSEUM  
MUSEUM REHABILITATION**

2900 N CRAYCROFT RD.  
TUCSON, ARIZONA 85712

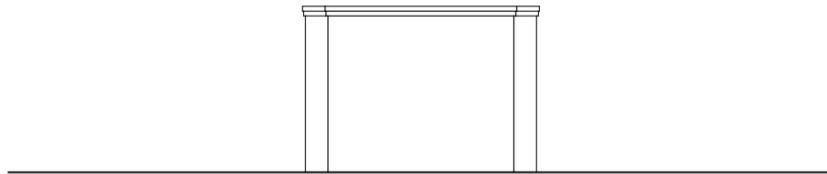




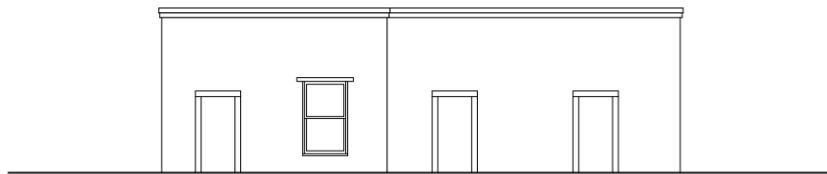
**5** NORTH KITCHEN ELEVATION  
SCALE : 1" = 1/16"



**6** EAST KITCHEN ELEVATION  
SCALE : 1" = 1/16"



**7** SOUTH KITCHEN ELEVATION  
SCALE : 1" = 1/16"



**8** WEST KITCHEN ELEVATION  
SCALE : 1" = 1/16"

**HPZ2.2**  
KITCHEN  
ELEVATION

© DATE: 3.31.22  
PROJECT NO: A-1656

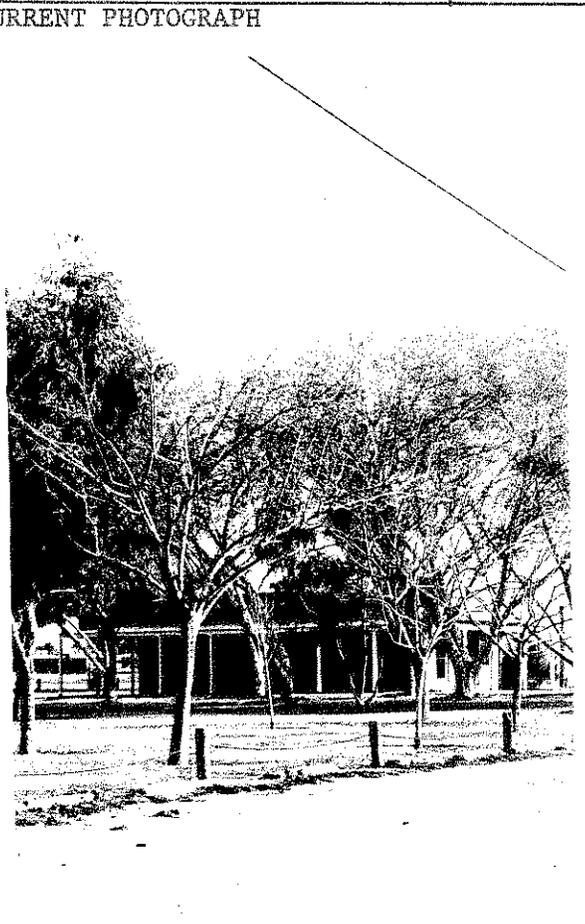
**FORT LOWELL HISTORY MUSEUM  
MUSEUM REHABILITATION**

2900 N CRAYCROFT RD.  
TUCSON, ARIZONA 85712





# ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME Fort Lowell Park		HD 8-34A/ HD 9-30 / HD 13-18 HD 13- 1	H-2
LOCATION North Craycroft Blvd.		CURRENT PHOTOGRAPH 	
CITY/TOWN/VICINITY Tucson	COUNTY Pima		
OWNER Pima County			
OWNER'S ADDRESS 131 W. Congress Tucson, Arizona, 85701			
FORM COMPLETED BY John S. Jones			
ADDRESS 625 N. Norton Ave. Tucson, Arizona 85719			
PHOTO BY Roz Spicer	DATE 1977		
VIEW Barracks- Looking North/ CO's Qrts. SW Hospital - North/ Hospital Detail- North			
PRESENT USE Park/ Museum/ Ruins	ACREAGE 37.73		
STYLE OR CULTURAL PERIOD Sonoran / Contemporary			
SIGNIFICANT DATES 1873/1874/1962			

**PHYSICAL DESCRIPTION**

Hospital Ruins:	Barracks Ruins	Officer's Quarters/Reconstruction
Material: Adobe	Material: Adobe	Material: Burnt Adobe/ Mortar Wa
Dimensions; 40x60/ One Story	Dimensions: various	Dimensions: 50x 50/ One Story
Roof: Steel ramada	Condition: ruinous	Roof; flat w/ parapets
Condition: ruinous		Condition: good built in 1962
		Presently used as Ft. Lowell
		Historic Museum/ Ariz. Hist. Soc

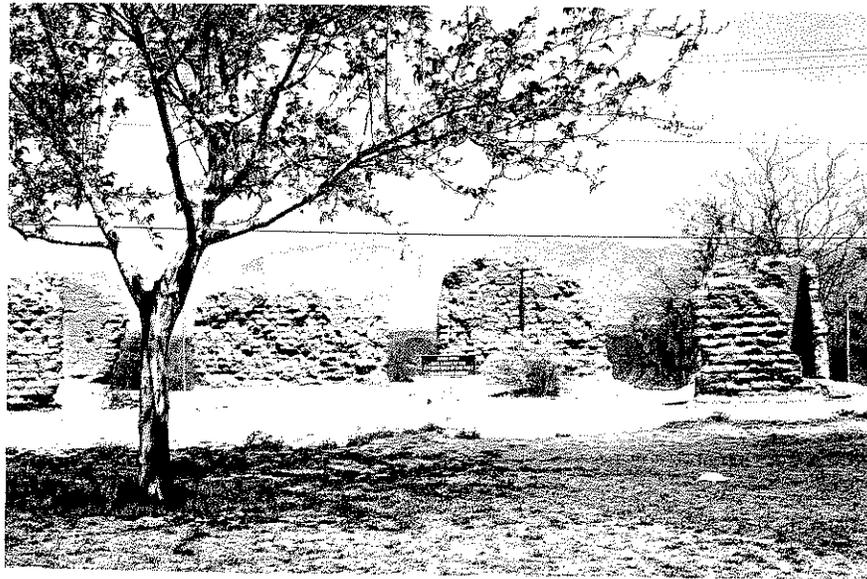
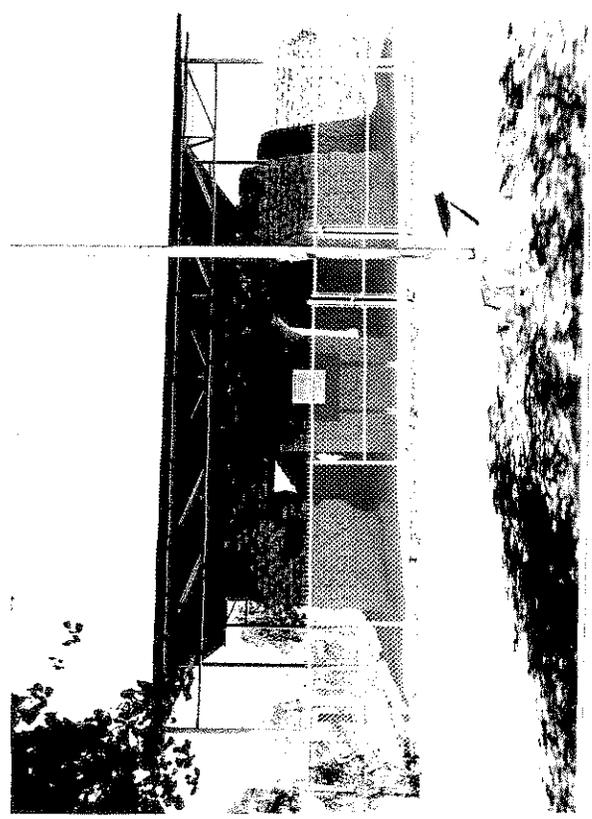
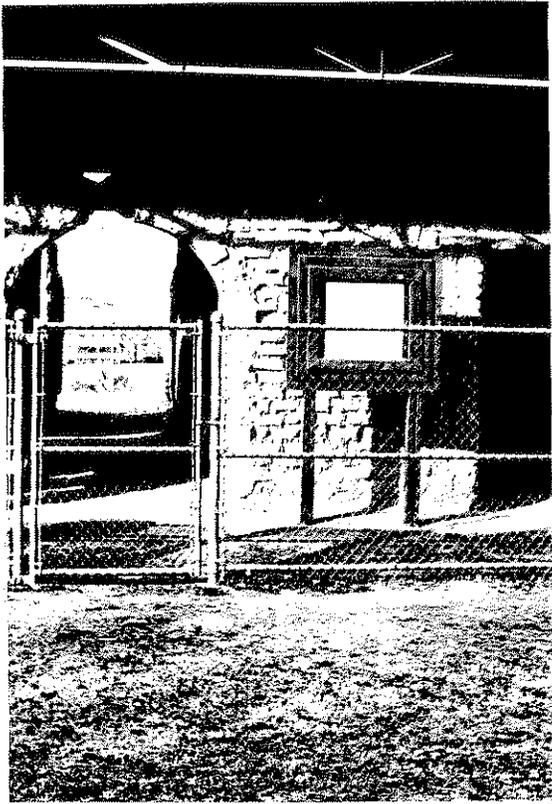
**STATEMENT OF SIGNIFICANCE**

The northwest quarter of the park contains the ruins of Fort Lowell a U. S. Army Post that was established in 1873 and abandoned in 1891. Fort Lowell was primarily a support and headquarters post for the Camps and Forts of the southwest engaged in the Indian Wars of the 1880's. Fort Lowell contributed to the economic and social growth of Tucson.

This property lies within the boundaries of Arizona BB:9:14

**VERBAL BOUNDARY DESCRIPTION**

Parcel Code: 110-14-0140/ 110-14-015A  
 Legal: E 300' of N 436' of SW 4 NW4 Sec 36- 13S-14E GSRB&M  
 SW4 of NW4 Exc E 300' of N 436' Thereof and Exc. roads Sec 36- 13S-14E GSRB&M





NORTH ELEVATION - MUSEUM



SOUTH & EAST ELEVATION - MUSEUM



SOUTH & EAST ELEVATION - MUSEUM



SOUTH ELEVATION - MUSEUM



SOUTH & WEST ELEVATION - MUSEUM



WEST ELEVATION - MUSEUM

PMM

317 N. COURT AVE. TUCSON, AZ 85701  
PH 520.882.6310 | WWW.PMM.DESIGN

FORT LOWELL MUSEUM  
EXTERIOR REHABILITATION

5481 E. FORT LOWELL RD.  
TUCSON, ARIZONA 85712

SINGLE UNIT  
ELEVATION  
PHOTOS

© DATE: 03.29.2022  
PROJECT NO: A-1672



NORTH & WEST ELEVATION - KITCHEN



EAST ELEVATION - KITCHEN



NORTH AND EAST ELEVATION - KITCHEN



SOUTH ELEVATION - KITCHEN, FAILING ADOBE FOUNDATION



WEST ELEVATION - KITCHEN, CRACK IN ADOBE NEAR SOUTH

PMM

317 N. COURT AVE. TUCSON, AZ 85701  
PH 520.882.6310 | WWW.PMM.DESIGN

FORT LOWELL MUSEUM  
EXTERIOR REHABILITATION

5481 E. FORT LOWELL RD.  
TUCSON, ARIZONA 85712

MULTI-UNIT  
ELEVATION  
PHOTOS

© DATE: 03.29.2022  
PROJECT NO: A-1672